

BIODIVERSITY NET GAIN EXEMPTION STATEMENT

Site Address: Unit 26 Perseverance Mills, Lockwood Scar, Huddersfield, HD4 6WB

Proposal: Change of use from Class B8 (Storage or Distribution) to Class E(d) (Indoor Sport, Recreation or Fitness).

Statement of Exemption:

The proposed development is exempt from the mandatory Biodiversity Net Gain (BNG) requirement under Regulation 4 (*De Minimis Exemption*) of the Biodiversity Gain Requirements (Exemptions) Regulations.

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Justification:

1. The proposal relates purely to an internal change of use within an existing built industrial structure (Unit 26).
2. The development involves zero outdoor physical works, land disturbance, or alteration to existing external boundaries or ground surface.

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3. The baseline habitat value of the site is 0 units. The project will impact 0 m² of priority habitat or onsite vegetation, falling well below the statutory 25 m² de minimis threshold.
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Pre-development Biodiversity Value: 0.00

Post-development Biodiversity Value: 0.00